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**TOWN OF NEW WINDSOR
PLANNING BOARD
REVIEW COMMENTS**

PROJECT NAME: PATRIOT ESTATES MAJOR SUBDIVISION
(LANDS OF RPA ASSOC.)

PROJECT LOCATION: NYS ROUTE 32 AND UNION AVE (CR 69)
SECTION 4 – BLOCK 2 – LOT 21.2

PROJECT NUMBER: 01-66

DATE: 12 DECEMBER 2001

DESCRIPTION: THE APPLICATION INVOLVES THE SUBDIVISION OF THE
EXISTING LANDS TO CREATE 40 SINGLE-FAMILY RESIDENTIAL
LOTS ON 25.72 ACRES. THE PLAN WAS REVIEWED VERY
CONCEPTUALLY.

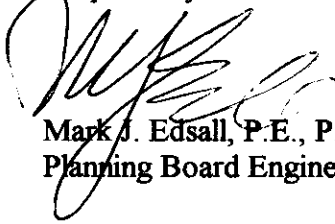
1. The Board should note that this subdivision development is a component of the Planned Unit Development (PUD) previously reviewed and approved by the Town Board.

As an initial step, it would be of benefit that the applicant's engineer provide a comparison of the single-family subdivision evaluated in the PUD documents, to that proposed in this application.

2. The review by the Town Board also included a complete SEQRA review and determination. It would be appropriate that the applicant's engineer confirm/document that the various potential environmental impacts resultant from this application are consistent with those considered in the previous SEQRA review. This is a similar approach to that done by the Planning Board in their review of the RPA site plan at Rt. 32 and Union Avenue.
3. Some initial comments are as follows:
 - a. A very basic issue which will need to be addressed will be the potential roadway cross connection of this subdivision to Park Hill Drive. This decision should be considered with input from the Highway Superintendent and Emergency Services, in conjunction with a review by the Town Board.

- b. Layout of the water distribution system should maximize cross connections to the existing adjoining development to promote "looping".
 - c. Capacity of the water system in this area is in serious question. Upgrade of the pumping facilities near the Union Ave. tank would appear necessary.
 - d. It will need to be confirmed that the lot size and dimensional values indicated in the subdivision are acceptable to both the Town Board and Planning Board, as well as in compliance with the previous PUD review.
 - e. The driveway for lots 12 & 13 can not be shared, if that is what is intended on the plans. Use of an access by more than one lot constitutes a private road per the code.
4. If the Board finds the conceptual layout of this subdivision acceptable, it is anticipated that the applicant's engineer will proceed with the preparation of a complete set of subdivision drawings for the development. Once received, I will proceed with my detailed review.

Respectfully Submitted,



Mark J. Edsall, P.E., P.P.
Planning Board Engineer

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